

# HB854 Statewide Housing Study

## Program Fact Sheet

### Indoor Plumbing Rehabilitation Flex (IPR)

Department of Housing and Community  
Development

**Note:** This fact sheet was created in October 2021. Program details can change regularly. For the most up-to-date information on this program and a program contact, please visit the link below:

[Link to program website](#)

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## 01 Program goals

The Indoor Plumbing Rehabilitation Program (IPR) provides forgivable loans in non-entitlement towns and counties of Virginia to low- to moderate-income (LMI) owner-occupants of substandard housing where indoor plumbing does not exist, where there is no potable water in the home or where the existing waste disposal system has failed. In 2020 the program added general rehabilitation as an eligibility criteria and the program was renamed IPR Flex. The program also provides for the general rehabilitation of these units, and for accessibility improvements or relief from overcrowded conditions, as needed, once the primary income, ownership and failed plumbing criteria are met.

## 02 Funding sources

The program is funded by State and federal (HOME) funds.

## 03 Governance

The Department of Housing and Community Development works with local contractors to administer the IPR program. Guidelines are set and

funding is provided by DHCD, while local contractors work directly with eligible clients.

Initial allocations of \$300,000 are contracted with each of the seven Regional Administrators and once those funds are exhausted funds may be requested from a Performance Pool on a house by house basis.

Current annual allocations for the IPR program are approximately \$3,000,000 in federal and state funds. Over the past 20 years, approximately \$98,000,000 has been spent providing indoor plumbing to approximately 1,700 homes.

## 04 Population served

The Indoor Plumbing Rehabilitation Program (IPR) serves low- to moderate-income owner-occupants who are without or in need of indoor plumbing.

Over the years, the IPR program has evolved to better meet the needs of its clients and subrecipients, while upholding programmatic regulations and the major policy tenets of the Board of the Virginia Department of Housing and Community Development. Among those tenets priority is given to: 1) those houses which lack functional indoor plumbing would qualify first for assistance, and 2) self-help and homeownership opportunities create responsibility for ongoing property maintenance and increase wealth for lower income participants.

## 05 How program works

The Department of Housing and Community Development contracts with seven Regional Providers (local non-profits) to administer the IPR Flex program. These providers are responsible for all program operations including outreach, application intake, beneficiary and property eligibility determination, financial packaging, construction management, and loan servicing within their service area. Each provider has direct ties to the community via its local housing

rehabilitation advisory board. Each beneficiary household receives training in house maintenance, cleaning, and budgeting.

## 06 Program history

The program began in 1989.

## 07 Program highlights

- IPR annual funding has remained relatively consistent between 2016 and 2020 - from a high of \$3.0 million in 2017 and low of \$2.1 million in 2019.
- During that same time frame, the average number of households served was 35 households.